

ATTACHMENT J8

Rosecrans Memorial Airport (ANG) Water Distribution System

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J8 Rosecrans Memorial Airport (ANG) Water Distribution System

J8.1 Rosecrans Memorial Airport (ANG) Overview

Rosecrans Memorial Airport is located in northwestern Missouri, approximately 40 miles north of Kansas City and 4 miles west of Saint Joseph, Missouri. Owned and operated by the City of Saint Joseph, Rosecrans Memorial Airport is home to the 139th Airlift Wing whose mission is to train, equip, and maintain units and individuals to meet worldwide requirements for federal day-to-day and mobilization missions and state emergencies. The base is located on the east side of the airport and consists of a total of 42 buildings: 32 industrial and 10 administrative totaling 309,000 square feet with no transient housing or billeting. The Air National Guard occupies a 101 acre parcel of land; 54 acres owned by the US Government and 47 acres leased from the City of Saint Joseph. Day-to-day activities are managed by 352 full-time personnel. This increases to 997 personnel during the unit training drills conducted one weekend each month.

J8.2 Water Distribution System Description

J8.2.1 Water Distribution System Fixed Equipment Inventory

The Rosecrans Memorial Airport (ANG) water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, exterior backflow devices, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- ?? Lawn Sprinkler Systems
- ?? Fire Suppression Systems

J8.2.1.1 Description

The Rosecrans Memorial Airport (ANG) water is supplied by the City of Saint Joseph and enters the base at two locations. There is no master meter as all water usage is metered at the individual buildings. The configuration is a looped system with water delivered at 130 psig and reduced at buildings to 55 psig. The distribution system consists of approximately 500 linear feet of PVC pipe,

3,900 linear feet of ductile iron pipe, 1,600 linear feet of cast iron pipe, and 3,700 linear feet of copper pipe. Piping diameter ranges from one to 12 inches. Piping is buried at an average depth of five feet without the use of tracer wire or marking tape. The system also has 34 cast iron gate valves, 17 fire hydrant assemblies, one backflow preventor, and 23 meters. Base personnel indicate the capacity of the current system is adequate for present and future needs.

J8.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the Rosecrans Memorial Airport (ANG) water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System Rosecrans Memorial Airport (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe				
	1	375	LF	1985
	4	135	LF	1993
Ductile Iron Pipe				
	6	1297	LF	1997
	6	640	LF	1967
	6	190	LF	2000
	10	315	LF	1997
	10	290	LF	2000
	12	1195	LF	1997
Cast Iron Pipe				
	4	137	LF	1959
	6	160	LF	1967
	6	670	LF	1980
	6	660	LF	1959
Copper Pipe				
	1	50	LF	1967
	1	236	LF	1997
	1	266	LF	1997
	1.5	343	LF	1977
	2	1765	LF	1977
	2	840	LF	1997

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	2	97	LF	1974
	2	52	LF	1959
	2	85	LF	1978
Cast Iron Gate Valve				
	1	1	EA	1997
	1	1	EA	1967
	1.25	1	EA	1977
	2	7	EA	1977
	2	7	EA	1997
	2	1	EA	1992
	2	1	EA	1974
	2	3	EA	1996
	4	2	EA	1993
	6	2	EA	1967
	6	1	EA	1959
	6	2	EA	1980
	10	1	EA	1997
	10	1	EA	1999
	12	3	EA	1997
Fire Hydrant Assemblies				
		9	EA	1997
		4	EA	1967
		1	EA	1959
		3	EA	1980
Exterior Backflow Preventor				
- Double Check Valve	6	1	EA	1997
Water meters (See J8.5 For complete description)				
		2	EA	1951
		3	EA	1959
		1	EA	1963
		1	EA	1973
		1	EA	1974

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
		2	EA	1978
		2	EA	1980
		1	EA	1986
		3	EA	1992
		1	EA	1993
		3	EA	1997
		3	EA	1998
Notes:				
PVC = Polyvinyl Chloride				
EA = Each				
IN = Inches				
LF = Linear Feet				

J8.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Water Distribution System Rosecrans Memorial Airport (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Water Distribution System Rosecrans Memorial Airport (ANG)

Description	Quantity	Location	Maker
None			

J8.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Water Distribution System Rosecrans Memorial Airport (ANG)

Qty	Item Description	Remarks
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Qty	Item Description	Remarks
1	Base Map – Master Plan (Water Distribution)	AutoCAD Release Version 2000

J8.3 Specific Service Requirements

The service requirements for the Rosecrans Memorial Airport (ANG) water distribution system are as defined in the Section C, Description/Specifications/Work Statement.

J8.4 Current Service Arrangement

?? Provider: City of Saint Joseph, Missouri (Missouri American Water Company is the billing agency)

?? Average Annual Usage: 2,560,000 gallons in 2000

?? Maximum Monthly Use: 270,000 gallons in January

?? Minimum Monthly Use: 140,000 gallons in November

J8.5 Secondary Metering

J8.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J8.6 below.

TABLE 5

Existing Secondary Meters

Water Distribution System Rosecrans Memorial Airport (ANG)

Meter Location Facility Number	Meter Description (Type)
51	1951 Neptune, 1.5" trident, 1.5" meter loop copper
58	1992 Neptune T-10, 1" meter loop copper
26	1997 Neptune T-10, 2" copper meter loop
17	1978 Badger RC DL 70, 1" copper meter loop
100	1998 Neptune T-10 Trident 10, 2" copper loop
81	1998 Neptune T-10, .75" meter loop
24	1992 Neptune T-10, 2.5" meter loop
16	1974 Neptune T-10
14	1973 Neptune 1" meter loop
25	1993 Neptune T-10, 2" meter loop
18	1980 Neptune T-10, 1.5"

Meter Location Facility Number	Meter Description (Type)
30	1997 Neptune T-10, 2" copper meter loop
8	1963 Neptune T-10
1	1959 Schlumberger T-10, .75" mechanical room south Schlumbarger T-10, .75" NW wall Schlumbager T-10, .75" NE wall
4	1986 Neptune T-10, 2" copper, in ground
20	1997 Neptune T-10, 2" meter loop
19	1980 Neptune T-10, .75" meter loop
51	1951 Neptune 1.5", Trident 1.5" copper
58	1992 Neptune T-10, 2" copper
17	1978 Badger RCDL 70, 1" copper loop
100	1998 Neptune Trident 10, 2" copper loop

J8.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13 Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J8.6 below.

TABLE 6
New Secondary Meters
Water Distribution System Rosecrans Memorial Airport (ANG)

Meter Location	Meter Description
None	

J8.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. **Invoice (IAW G.2).** The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at time of contract award.
2. **Outage Report.** The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at time of contract award.
3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading

report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at time of contract award.

J8.7 Water Conservation Projects

IAW Paragraph C.3 Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes. None

J8.8 Service Area

IAW Paragraph C.4 Service Area, the service area is defined as all areas within the Rosecrans Memorial Airport (ANG) boundaries.

J8.9 Off-Installation Sites

No off-installation sites are included in the sale of the Rosecrans Memorial Airport (ANG) water distribution system.

J8.10 Specific Transition Requirements

IAW Paragraph C.13 Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7

Service Connections and Disconnections
Water Distribution System Rosecrans Memorial Airport (ANG)

Location	Description
None	

J8.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Rosecrans Memorial Airport (ANG) water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewals and Replacements Plan process and will be recovered through Schedule L-3. Renewal and replacement projects will be recovered through Sub-CLIN AB.

TABLE 8

System Deficiencies

Water Distribution System Rosecrans Memorial Airport (ANG)

Project Location	Project Description
None	